



# MEETING MINUTES

Jersey City Environmental Commission  
City Hall – 280 Grove Street, Jersey City NJ 07302  
Gerald F. Nicholls, Chair  
Sara K. Schultzer, Vice Chair

**Meeting:** Jersey City Environmental Commission Public Meeting

**Date / Location:** 17 February 2015 – 6:30 p.m.  
Caucus Room\*, 2<sup>nd</sup> Floor, City Hall, 280 Grove Street, Jersey City, NJ 07302

**Attendees:** **Commissioners/City Representatives**  
Gerry Nicholls  
Sara Schultzer  
Mario Verdibello  
Michelle Luebke  
Gabriel Ristorucci

**Public Participants**  
Tom Gibbons (JCMUA)  
Lyndsey Scofield (SJC)  
Annabelle Bower (NJ Watershed Ambassador)  
Alison Cucco (URS, environmental)  
James Solomon (HCCC)  
Eric Goldsmith (resident)  
Greg Lanez (resident)  
Joel Maffei (resident)  
Arvind Swamy (resident)

**Prepared By:** Sara Schultzer

**Date Prepared:** 17 February 2015

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## ROLL CALL

Five of eight commissioners were present; four constitutes quorum. Commissioners Latham, Phillips-Lorenzo, and Solowsky were absent, and one commissioner position remains unfilled.

## NEW BUSINESS

The following new business items were discussed:

### NJMUA – Green Infrastructure and Sustainability

- Tom Gibbons presented on MUA's Green Infrastructure (GI) and Sustainability efforts. Mr. Gibbon's briefed the EC on the Rain Barrel Program, MUA's plans for implementing GI projects and partnering with other groups, and offered a sustainability ordinance that Camden recently passed.
- Rain Barrels – selling them for \$25, barrels complete and prepared with screens and attachments. The EC will assist the JCMUA with Rain Barrel outreach.
- MUA hired community liaison Christy Davis Jackson, who will help find opportunities in JC to conduct pilot studies with Passaic Valley Sewer Commission (PVSC)
- Recently put in a National Fish and Wildlife Federation Five Star Urban Waters Restoration Grant through a collaboration of The City of Jersey City, Jersey City Municipal Utilities

Authority, Rutgers Cooperative Extension Water Resources Program, Passaic Valley Sewerage Commission, NJ Clean Water Action, and Hudson County Planning Department. In addition, these partners have formed working relationships with the Jersey City Adopt-A-Lot program – run by Jersey City Health and Human Services and the Department of Public Works, the Jersey City Parks Coalition, and the Jersey City Environmental Commission – administrated by the Jersey City Planning Division.

- In 2014 Candice Osborne talked about the possibility of getting environmental ordinances legislated.
  - Tom distributed a “sustainability ordinance” that was recently passed in Camden.
  - Stormwater ordinance – green buildings, incentives for green development, but nothing to establish **best management practices** and guidelines for **impervious pavement**.

## **NJDEP Stormwater Regulations**

- Bay Keeper
- Incentivize people to have better stormwater management practices
- Have people producing additional stormwater pay for it, instead of it being a general tax to all of the public

## **PPG Site Clean-up Update**

- In December we heard presentation on PPG cleanup; recent site access denial was discussed
- Long-term resolution still pending but access to remediate the site has been reinstated.

## **6<sup>th</sup> Street Embankment – Commissioner Verdibello**

- Article Feb 16<sup>th</sup> in The Jersey Journal reviewed and commissioners discussed environmental implications of the Embankment development.

## **Bioremediation of Hackensack River – Commissioner Verdibello**

- Based on the known contaminants in the sedimentation
- Remediation plan proposed and being considered
- To keep on our radar

## **Meadowlands Commission & Privatization of Liberty State Park**

- Governor Christie signed the law without line item veto; agreed it needs to be amended.
- To keep on our radar.



## **NJ Builders' Association – “Virtual” Classification Exception Area – George Vallone**

- The commissioners agreed to finalize and issues the draft Letter of Support, which is attached to these minutes. The final Letter of Support will be sent on 2/18/2015.

## **Shade Tree Study Update**

- Will be rescheduled with a special meeting dedicated to Shade Tree (early March, tentatively Tuesday March 3<sup>rd</sup>)
- January 26<sup>th</sup> we had a conference call to discuss progress and review latest data analysis
- GIC progressed canopy study, taking into account skew from Liberty State Park
- Sited potential planting areas based on impervious surfaces
- We'll need local knowledge to QC and confirm some of those potential areas

## **GENERAL PUBLIC PARTICIPATION**

Attendees were encouraged to offer feedback:

### **Lyndsey Scofield, SJC**

- Inquire about opportunities for public participation – How will these items engage the many stakeholders? They can act as resources and/or providing them with continuing education.
  - Once efforts get initiated and implemented, there will be opportunities for outreach
  - MUA GI infrastructure has representation in each ward
  - PVSC and RU are already committed to 2 projects they select in Jersey City.

### **Eric Goldsmith, resident**

- 1<sup>st</sup> & Washington Street / Greene Street, north of Powerhouse
- Downtown condos put together committee

### **James Solomon, adjunct professor**

- Professor Solomon teaches a course in public policy at Hudson County Community College. He came to the meeting to offer up opportunities to collaborate his coursework with the EC.

### **Annabelle Bower, NJ Watershed Ambassador**

- Through the NJDEP and an AmeriCorps program, Ms. Bower works with Hackensack River Keeper (not related to Hackensack Bay Keeper)
- Coordinates environmental education, community events and could collaborate with the EC.



- current projects: storm drain painting from local artists, rain barrel workshop in Hackensack

## **Greg Lanez, concerned citizen**

- Working with Councilman-at-Large Daniel Rivera and commented on Roosevelt Island use of river turbine. Suggested a feasibility project with Verdant Power on Hackensack River, turbine in river; to compare with our needs with Hudson River.

## **Alison Cucco, environmental professor**

- Professor of environmental/biology/ecology courses in Brooklyn
- Has funding for research projects and interested in collaborating his coursework with the EC. Students are available weekends and over the summer.
- One idea was rainwater and pollution – deposition study

## **APPROVAL OF PREVIOUS MEETING MINUTES**

Agenda for upcoming meeting and Minutes from previous meeting are posted on the website.

The 13 January 2015 Meeting Minutes were accepted.

## **CLOSING REMARKS AND OTHER BUSINESS BY COMMISSIONERS**

None.

## **ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

## **ACTION ITEMS**

1. Commissioner Verdibello to coordinate a potential presentation to the Environmental Commission regarding the Genesis product that converts latent heat from light fixtures to supplemental light.
2. Commissioner Verdibello to take on the formal role of reviewing print media for environmental issues that the EC should review.
3. Chair Nicholls to follow up with Annabelle Bower (NJ Watershed Ambassador), James Solomon (HCCC), Eric Goldsmith (resident), Greg Lanez (resident) and Joel Maffei (resident).
4. Commissioner Luebke and Chair Nicholls to work on progressing the Green Infrastructure Subcommittee.
5. Commissioner Ristorucci to coordinate a presentation on the status of the 6th Street Embankment.
6. Commissioner Ristorucci to coordinate website updates and upgrades.



7. Commissioner Ristorucci to work with Chair Nicholls and Mr. Gibbons on drafting a potential Sustainability Ordinance.
8. Tree Canopy Study data to be further reviewed and evaluated for subsequent meetings.

## NEXT MEETING

The next Environmental Commission is scheduled for 17 March 2015 at 6:30 p.m. in the Caucus Room, 2<sup>nd</sup> Floor, City Hall, 280 Grove Street, Jersey City, NJ 07302.

\*\*\* There will likely be a special meeting on 3 March 2015 specific to the Tree Canopy Study that was tabled because of inclement weather \*\*\*



**ORDINANCE APPROVING SUSTAINABILITY REQUIREMENTS  
FOR THE CITY OF CAMDEN**

WHEREAS, the City of Camden (City) is desirous of adopting a Sustainability Ordinance in order to (1) promote environmentally-related sustainable practices, (2) promote economic growth within the City in a manner that is protective of the public health, safety and welfare of our residents; and (3) promote the development of vibrant neighborhoods that balance the needs of the built environment with that of the natural environmental habitat and ecosystems; and

WHEREAS, the Mayor, and Members of Camden City Council, have therefore developed a sustainability ordinance in order to provide a more sustainable environment for the residents of Camden City; now therefore

BE IT ORDAINED by the City Council of the City of Camden, as follows:

SECTION 1: This ordinance shall be entitled the "Camden City Sustainability Ordinance".

SECTION 2: The Camden City Planning Board and Zoning Board of Adjustment (Boards) shall hereto require applicants for new development, or for modification to existing development, to submit with their applications an Environmental Impact and Benefits Assessment (EIBA) and related documents pursuant to Article 30,, Sections 577-272 to 275 of the City's Land Development Ordinance where applicable which will evaluate and address the potential impacts and potential benefits that the proposed development activity could have on the environment and the public health and general welfare of the residents of the City of Camden and of the general public at large.

SECTION 3: The Boards shall require the applicants, in their "EIBA", to address such impacts of the proposed development including, but not limited to:

additional stormwater impacts associated with impervious cover; water conservation efforts; truck and/or auto traffic impacts, with respect to air emissions, traffic volume and transportation safety for all residents; dust control and particulate emissions, both during construction and during operations; potential for chemical releases from industries; noise, both during construction and during operations; impact on land, water and air resources; other reasonable environmental impact considerations as directed by the Boards.

SECTION 4: The applicant's EIBA shall address where applicable the opportunities to minimize impacts of the proposed development by implementing environmentally mitigate initiatives within the City of Camden including, but not limited to:

tree plantings, creation of green spaces, rain gardens, stormwater measures that reduce run off and particulates and similar environmentally beneficial measures utilization of LEED principles during construction utilization of Energy Star equipment improvements to the Camden Greenway local job creation, especially green jobs inclusion of riparian buffers green waste disposal practices, including recycling opportunities to align with the City's Complete Streets policies.

SECTION 5: The applicants will also be encouraged to implement best management practices for their particular application/industry in order to minimize impact to the public health and environment.

SECTION 6: The Boards and their professionals shall review the Environmental Impact Benefits Assessment and related documents consistent with the City's Land Development Ordinance where applicable when submitted with applications and will consider the extent to which applicants can minimize net environmental and public

health impacts and benefits as part of its deliberations and decision making process.

SECTION 7: The City shall seek funding, assistance and partnerships to develop and maintain a citywide Environmental Resource Inventory.

SECTION 8: The City shall work with its environmental partners to gather resources to assist applicants with guidelines for compliance with this sustainability ordinance.

SECTION 9: Any portion of the Municipal Code not herein amended and supplemented shall remain in full force and effect.


SECTION 10: If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 11: This Ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: January 13, 2015

The above has been reviewed  
and approved as to form.

*For*   
MARC A. RIONDINO  
City Attorney

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FRANCISCO MORAN  
President, City Council

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DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



Mayor Steven M. Fulop  
Gerald F. Nicholls, Chair  
Sara K. Schultzer, Vice Chair

February 17, 2015

George Vallone  
Vice President, New Jersey Builders Association  
Chairman, NJBA Groundwater Task Force  
200 American Metro Boulevard, Suite 123  
Hamilton, NJ 08619

**Re: Proposed New Approach for Groundwater Remediation - A Sub-regional Virtual Classification Exception Area "V-CEA" in Jersey City**

Dear Mr. Vallone:

The Jersey City Environmental Commission supports the NJBA's initiative to perform a virtual classification exception area (V-CEA) pilot study in Jersey City. We agree with the premise of your approach and think that a pilot study is the next logical step to determine whether changing New Jersey's groundwater remediation rules makes sense. We look forward to reviewing the results and conclusions from the pilot study and facilitating community engagement. We provide further discussion on some of the aspects of your proposal below.

We agree it is better to remediate the groundwater and the various brownfield sites to safe levels, albeit not to potable water standards, by the proposed modified approach than leave them as they are in the more contaminated and non-usable present form. While the likely primary interest for developers in the V-CEA is to save money and time, because of these savings, many more sites could be redeveloped with the resulting benefits.

If a V-CEA gets implanted on a large scale following the pilot test, safety of the public must be guaranteed and site remediation must comply with all the applicable environmental regulations. Under no circumstances will our support of your proposal be construed as support for the erosion of environmental regulations or reduction in the environmental quality of a subject area following remediation.

We see the groundwater quality data sharing and utilization as major benefit to Jersey City. As you verbally indicated during the meeting, existing data will be to be evaluated by a Licensed Site Remediation Professional (LSRP) before use in each specific case, for quality, accuracy and



applicability to the particular groundwater conditions of the site in question. Furthermore, the developer and LSRP of each site would have to be held totally responsible for the safety of the site and compliance with the applicable environmental standards, no matter the data source.

If you require additional information, please don't hesitate to reach out to me at or 609.933.5330.

Sincerely,

**Jersey City Environmental Commission**

A handwritten signature in black ink that reads "Gerald F. Nicholls". The script is cursive and fluid.

Gerald F. Nicholls, PE, CHMM

GNicholls@jerseycityec.org

Chair